

**MORTGAGE**  
**(Personal Property)**

KNOW ALL MEN BY THESE PRESENTS that The Commonwealth Plan, Inc., of Boston, Massachusetts, (hereinafter called "Mortgagor") for valuable consideration to it paid by **The First National Bank of Boston** (~~Mortgagor~~ ~~as Lender~~), pursuant to a Loan Agreement (the "Loan Agreement") between the Mortgagor, ~~the~~ ~~Lender~~ and The First National Bank of Boston ~~as principal and as Agent~~ (said Bank being hereinafter called the "Mortgagee") dated **February 17**, 19 **72**, to secure the payment of loans up to a maximum of \$ **1,600,000** heretofore, currently or hereafter made under the Loan Agreement, does hereby grant, bargain, sell, convey, transfer and deliver unto Mortgagee the articles of personal property listed below, and all equipment installed therein, all hereinafter called "the property". ~~The property will be situated at the locations indicated below.~~

TYPE	AAR MECHANICAL DESIGNATION	NUMBER OF UNITS	MARKED	SYMBOL AND NUMBERS
46 Insulated Railroad Box Cars	RB	46	"Evergreen Freight Car Corporation" and "Property of the Commonwealth Plan, Inc., Owner and Lessor"	EFCX 3901 thru 3903 EFCX 3905 thru 3910 EFCX 3912 thru 3918 EFCX 3922 EFCX 3926 thru 3938 EFCX 3940 thru 3946 EFCX 3948, 3949 EFCX 3953 thru 3955 EFCX 3959 thru 3962

6672

RECORDATION NO. \_\_\_\_\_

MAR 24 1972 3 50 PM

TO CONVEY

TO HAVE AND TO HOLD all and singular the property, and any and all additions, accessions and substitutions there-  
to and therefor, unto Mortgagee and its principals, successors and assigns, to its and their own use and behoof forever.  
Mortgagor hereby covenants with Mortgagee: (1) That the property has been leased to Evergreen Freight Car  
Corporation of Boston, Massachusetts and Eugene, Oregon, which lease provides that as long  
as the lessee is not in default thereunder, the lessee shall be entitled to uninterrupted use of the property on the terms and  
conditions provided in the lease, and (2) That Mortgagor will comply with all covenants, terms and conditions of the Loan  
Agreement.

TIME IS OF THE ESSENCE OF THE AGREEMENTS HEREIN CONTAINED.

The entire balance of the sums secured hereby, with interest and all other sums due hereunder, shall, immediately or at  
the option of Mortgagee as provided in the Loan Agreement, become due and payable, with notice or demand upon the  
occurrence of any of the events of default specified in the Loan Agreement.

PROVIDED, NEVERTHELESS, that if Mortgagor shall pay unto Mortgagee all sums called for in the Loan Agree-  
ment on or before the times specified for payment therein, and shall have punctually performed and observed all the covenants,  
terms and conditions hereof, and of the Loan Agreement, then this mortgage shall be void.

BUT UPON ANY EVENT OF DEFAULT (as specified in the Loan Agreement) by the Mortgagor, Mortgagee may,  
without demand or notice of any kind, except as may otherwise be affirmatively required by law, but subject to the rights  
of the Lessee under the lease referred to above, sell the property or any part thereof at public auction or private  
sale; and out of the money arising from such sale Mortgagee shall be entitled to retain all sums then owing to it by the  
Mortgagor secured by this mortgage, whether then or thereafter payable, and also all reasonable costs and expenses, including  
attorneys' fees, incurred or sustained by it in the collection or attempted collection of the liabilities secured hereby or in rela-  
tion to the property, or to discharge any claims or liens of third persons affecting the same; rendering the surplus, if any,  
to Mortgagor.

AND IT IS AGREED that Mortgagee, or any person or persons in its behalf, may purchase at any public sale made as aforesaid; and that until an event of default (as specified in the Loan Agreement), Mortgagor may retain possession of the property and may use and enjoy the same, but after such event of default, Mortgagee may take immediate possession of the property, and for that purpose may, so far as Mortgagor can give authority therefor, enter upon any premises on which the property or any part thereof may be situated and remove the same therefrom.

AND IT IS FURTHER AGREED that this instrument shall bind and inure to the benefit of, and that the terms "Mortgagor" and "Mortgagee" as used in this instrument shall respectively include, the respective parties and their respective successors and assigns, and that all rights, titles and interests of Mortgagee in, to and under this instrument and in and to the property, and all rights, powers, privileges and remedies of Mortgagee hereunder shall pass to and may be exercised by any assignee from Mortgagee and any subsequent assignee.

IN WITNESS WHEREOF the said Mortgagor has hereunto set its hand and seal to 5 (five)  
original counterparts this 22nd day of March, in the year 1972

Signed and Sealed  
in the Presence of:

THE COMMONWEALTH PLAN, INC.

\_\_\_\_\_  
\_\_\_\_\_

By

~~Vice President~~  
Controller  
C. J. Coonan

COMMONWEALTH OF MASSACHUSETTS  
SUFFOLK, SS.

Boston, Mass., March 22, 1972

Before me personally appeared C. J. Coonan to me well known and known to me to be a ~~Vice President~~ of The Commonwealth Plan, Inc., the corporation named in the foregoing instrument, and known to me to be the person who as such officer of said corporation, executed the same; and then and there did acknowledge before me that said instrument is the free act and deed of said corporation by him executed as such officer for the purposes therein expressed; that the seal thereunto attached is the corporate seal by him in like capacity affixed; all under authority duly granted by the Board of Directors of said corporation.

\*Controller

WITNESS my hand and official seal this 22nd day of March, 1972

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Notary Public in and for the  
County and State Aforesaid  
My commission expires: Lucy Ann Murphy  
May 20, 1973

(L.L.—12/1/83)

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Received and entered in Records of Mortgages of Personal Property in the Clerk's office of the \_\_\_\_\_  
of \_\_\_\_\_ book \_\_\_\_\_, page \_\_\_\_\_

\_\_\_\_\_  
Clerk.